

# West Capital Airpark

## Executive Summary

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### West Capital Developments

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## Abstract

This paper provides a brief introduction to the West Capital Airpark, a mixed-used aviation community in the west end of Ottawa. The development is unique in Canada, and combines aviation into an integrated residential and business community. Additional information can also be found at [www.wcd.ca](http://www.wcd.ca).

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## Background

The Carp Airport was built as a military training airfield during World War II. Left to civilian use after the war, it has been used primarily for recreational fliers; however a small number of commercial enterprises including Bradley First Air and Helicopter Transport Canada based their operations here.



The Carp Airport Lands Today

In 1997, the federal government turned the airport over to the Township of West Carleton, with the requirement they maintain it as an airport until 2007. The airport became part of the expanded City of Ottawa in 2000 after amalgamation.

In the summer of 2002 West Capital Developments (WCD) responded to the City of Ottawa's 'Request for Expression of Interest' regarding the Carp Airport property. The WCD proposal was one of only four submissions, and the only one that fully complied with the City's requirements. Initial response to the proposal was favourable, and the proposal was unanimously approved by City Council in May 2003. In doing so, the City agreed to negotiate solely with WCD for acquisition of the Carp Airport lands. In May 2004, the City entered an irrevocable "option to purchase agreement" enabling WCD to pursue its vision for the Carp airport. On March 9<sup>th</sup>, 2005 the City approved final updates to this agreement. By December 31, 2005 WCD had complied with all requirements, submitted all necessary applications, and assumed management of the Airport.

## Project Overview

The West Capital Airpark appeals to pilots and frequent users of aviation services, as well as those wishing to live in a secure, upscale community. It attracts businesses with corporate planes and businesses that provide aviation products and services. Many developments post bold claims of unique communities that turn out to be nothing more than market hype. The West Capital Airpark, on the other hand, truly is one of a kind.



West Capital Airpark Land Use Plan

The Airpark has three distinct but related components joined by a common aviation theme:

- Residential Fly-In Community
- Aerospace Business Park
- General Aviation Airport

## Residential Fly-in Community

A cornerstone of the Airpark is the development of a residential fly-in community. Home sites are designed to accommodate a rich blend from townhouses with communal hangars to estate homes allowing private attached hangars. Our planners have designed the residential areas to include amenities expected in an upscale residential neighbourhood. Parks and connecting bike and jogging trails throughout the project create open spaces for recreation.

While new to Canada, there are over 600 residential Fly-In communities in the United States. Many are in the northern states with climates similar to Ottawa. The West Capital Airpark is unique in that it also includes an Aerospace Business Park creating a community where people live, work and play.



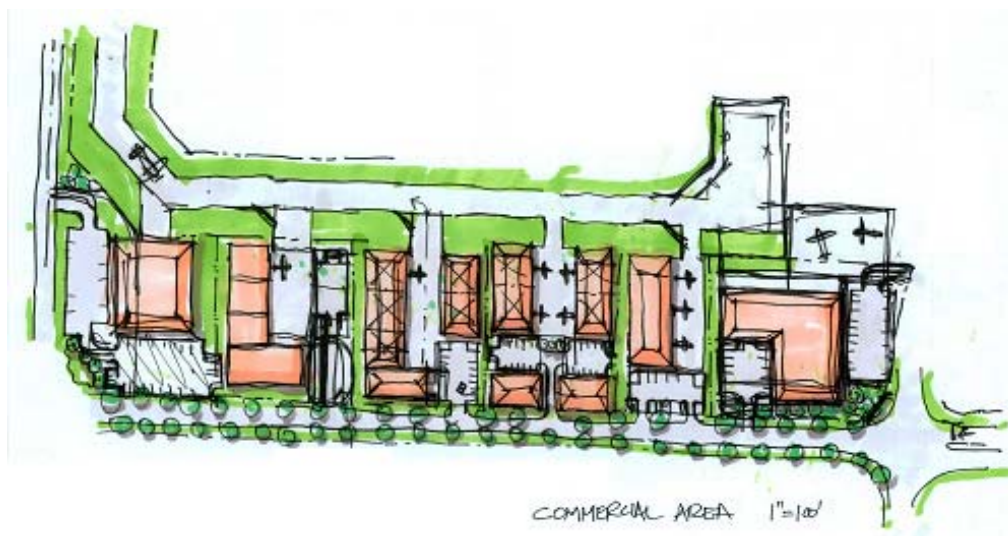
Estate Lots and communal hangars

### Key Points:

- Secure, gated community
- Mixture of inventory including large estate lots with taxiway access, non-taxiway estate lots and a variety of communal hangar lots
- Neighborhood parks
- Large green space areas with mature hardwood forests
- Easy access from Highway 417

## Aerospace Business Park

The Business Park is comprised of 181 acres of business parcels ranging from .75 acre to 10 acre sites. These sites will service industry manufacturers, service providers, and businesses that make frequent use of aviation. In addition, the Business Park will contain an exclusive office condominium for executives who need phone, fax, copiers, and shared office assistance while away from their main place of business. Having an on-site aviation Test Bed/Showcase close to industry regulators in the Nation's Capital further enhances the appeal of the Business Park. Many of the Aviation Business owners and employees will take full advantage of living within the same secure community as their place of business.



Aerospace Business Park Lots

### Key points:

- 181 acres of airside commercial land
- Carp Road is a well established business corridor
- Access to Highway 417
- Within minutes to Kanata, Canada's Advanced Technology Center
- Close proximity to the Scotia Bank Place hockey arena
- Combined with unique residential fly-in on site

## General Aviation Airport

The demands for air transportation will more than double in the next 20 years, yet travel speeds within the saturated hub and spoke system of commercial aviation will be slower. Fortunately, new micro-jets and emerging technology within General Aviation is opening the current infrastructure of local and regional airports, allowing people to go where they want, when they want.

While the Carp Airport is viable today, the existing airport infrastructure is being upgraded. The new Fixed Base Operation (FBO) provides fuel and has the appropriate amenities to service our market of high-profile executive, government, sports, and entertainment travelers.



Full Service General Aviation Airport:

### Key points:

- 4000 ft paved lighted runway
- 2,000 ft gravel runway for recreational planes
- Strategic location in Ottawa's West End
- Integrated Residential Fly-in and Aerospace Business Park

## In Summary

The West Capital Airpark will appeal to pilots and frequent users of aviation services, as well as those wishing to live in a secure, upscale community. It will also attract businesses with corporate planes and businesses that provide aviation products and services. Within a 500 nautical mile radius there are over 250,000 registered aircraft and an estimated 500,000 licensed pilots providing a ready market.

In addition to the existing market, a new category of low noise, high performance aircraft called Very Light Jet (VLJ) has appeared. Several companies have completed the certification process and are now shipping. These four to six passenger aircraft will retail as low as \$1.4 million, less than half the price of today's lowest-priced jets, and cost well under \$1 per nautical mile to operate. This is comparable, if not lower, in price to slightly larger-capacity turboprops that fly at only half the speed. The VLJ will give birth to a new era in which private jets will be the transportation of choice not only for executives but also for a host of business travelers further down the corporate ladder. The number of companies operating business aircraft in North America nearly doubled over the past decade, and fractional ownership has grown 62% since 2000. All of this is creating the doorstep to destination lifestyle for which the West Capital Airpark was specifically designed.

Interested? Queue positions are available for residential lots via a preferred share offering. For more information on this or other aspects of the Airpark contact:

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